

Minutes of the Bay Indies Homeowner's Association, Inc.  
Board Meeting  
November 9, 2018

The meeting was called to order at 1:30PM by President George Alexander.

Roll Call

Present: Sue Kekel, Kathy Gormley, Joan Sass, Veronica Wasserman, Tony Tremonto and George Alexander

Absent: John McCall

Approval of the minutes from the October 12, 2018 Board Meeting

A motion was made by Joan Sass and seconded by Kathy Gormley to approve the minutes from the above referenced meeting. Motion passed unanimously.

Treasurer's Report

A detailed Treasurer's Report was presented by Kathy Gormley. The report is attached to these minutes. A motion to approve the Treasurer's Report was made by Veronica Wasserman and seconded by Joan Sass. Motion passed unanimously.

Correspondence

President George Alexander reported on correspondence he received concerning an upcoming local meeting of the Federation of Manufactured Homeowners. He reported that a meeting of this group would be held on November 12 at Bay Lake Estates Manufactured Home Park beginning at 1:30PM.

Veronica Wasserman reported on correspondence she received in the form of a renewal bill for the association's General Liability Insurance Policy. Payment on this policy is due December 15, 2018 and Veronica was happy to announce that the cost went down from last year. She presented the bill to Treasurer Kathy Gormley.

Committee Reports

Service Committee – Joan Sass

Joan explained that the service committee is made up of Board members and citizens who monitor all aspects of the park and meet monthly with park management and upper management from ELS. At these meetings, reports are presented on common areas and any other aspects of life here at Bay Indies deemed to be important and in need of action from management. In addition to this, members of the Service Committee monitor police blogs on a daily basis looking for reports of any arrests of residents in Bay Indies. These police reports are then given to management. Joan did explain that the committee, while involved in the condition of various common areas of the park, is not involved with landscaping in any way. President George Alexander also noted that he had received many emails and phone calls about landscaping issues but reiterated that the HOA cannot get involved in any issues pertaining to landscaping. Finally, the committee urged all residents to report any problems within the park that they notice with a Concern Form and noted that these forms are kept strictly confidential.

Membership Committee – Veronica Wasserman

Veronica began her report by thanking all residents who have already paid their dues and

who have joined the HOA for 2019. She reported that the 2019 membership drive is underway and noted the great turn out of new members who have been signing up at the monthly informational coffee hours.

There were no other committee reports.

#### Old Business

Neither the community manager nor the activities director were available to attend this meeting.

#### New Business

##### Revised Rules and Regulations

George reported that on October 8, 2018 the ELS attorneys submitted the new rules and regulations to the Bureau of Standards and Regulations in Tallahassee. This is all part of the mediation process between the HOA and ELS. If the bureau approves the changes then they will be sent back to ELS. At that point 90 day notices of the new rules will be sent out to all residents of the Park and in 90 days from then the new rules and regulations will go into effect. George noted that residents should receive their copy of the new rules and regulations sometime in January or February of 2019.

##### Website Update – Sue Kekel

Sue reported that the Homeowner's Association Website (BayIndies.org) has been updated and includes minutes of meetings, negotiations information, member information and is easy to use. The purpose of the web site is to get information out to residents and members. Also, one of the benefits of being a member of the HOA is that members receive emails keeping them up to date on things relating to life at Bay Indies.

##### Utilities: Water Line Replacement – George Alexander

George reported that over the next three years water lines in the park are going to be replaced. He noted that 2019 would be a year of planning but that during 2020 and 2021 there would be construction occurring here at Bay Indies as water lines and sewer lines are being replaced. George was also hoping to organize in the future informational meetings hosted by the Director of Utilities in Venice to explain this process. He also noted the rate increases planned by the Water and Sewer Department which will occur over the next five years.

##### Recruitment of New Board Members – Joan Sass

Joan noted that at present there are two openings on the HOA Board. She explained that candidates for these positions must be computer literate, be able and willing to attend at least two meetings per month from October through April, and be willing to learn about and become certified in Florida State Statute 723 which governs Manufactured Home Parks. He or she must also be willing to become familiar with all Bay Indies Homeowners Association documents. She urged anyone interested to contact President George Alexander.

##### Market Rates for Lot Rents – George Alexander

George went over the market rates established by ELS which determine lot rents here at Bay Indies, giving an overview for rental increases planned for 2019. Lot rental prices at Bay Indies will range from \$906.00 to \$968.00 per month depending on lot size and location. It must be noted that these rents do not include the property tax "pass through" shared by all

residents of the park.

Bay Indies as a Polling Place – George Alexander

Last year ELS asked that the polling place here at Bay Indies be moved out of the park due to liability concerns. Our polling place was moved to the Hotel Venezia on Route 41 in Venice. Since that time, however, ELS has changed their view on this and has approved the polling place returning here. The request has been made by the HOA to the Board of Elections and we should know soon if the polling place will return to Bay Indies.

It was reported that the next Board Workshop would be held on December 7, 2018 and the next Board Meeting would be on December 14, 2018.

There were no questions from members present except one gentleman named John asked that the members repeat their names since he had to step out during roll call. This was quickly done.

Board Members used this time to share general information about Bay Indies.

George reported that while the HOA is statutorily required to represent all park residents regardless of whether or not they are members, he spoke about the importance of joining the HOA because the dues paid give the HOA the money needed to effectively represent residents.

Joan Sass spoke on this topic as well. She encouraged those in attendance to go out and talk to their friends and neighbors about joining the HOA. She noted that all Board members are volunteers and that those who did pay their dues enabled the HOA to have the financial resources to take ELS to mediation and ultimately get the rental deal we were able to agree on. According to Joan, dues for the HOA amount to 11 cents a day or 77 cents a week. And what does the HOA do?

We negotiated an excellent rental contract for all residents

The Service Committee alone is worth the cost of yearly dues. Without this committee, there would be no one in the Park to complain about conditions. The Service Committee helps management identify problems and issues in the Park.

Larry Quinn, our maintenance manager does an excellent job but is very short staffed, having only three employees besides himself to take care of the whole park.

The HOA attempts to get things done here in the park by trying to pin down management on completion dates for the repairs or improvements.

In conclusion, your membership in the HOA is a very important part of maintaining the quality of life we have all come to enjoy and expect here at Bay Indies.

Sue Kekel related a pool heater issue. Recently the Indies pool was very cold. That's all anyone was talking about at the pool. Sue said that the only people who were not part of the "cold water in the pool discussion" was management, the only ones capable of doing anything about it. It turns out management did not know about the problem and once notified resolved the issue within a day. Sue stressed the need for community involvement so the HOA and management will know what is going on throughout the park. She ended her comments with the quote "if you see something, say something."

Finally, the topic of unapproved residents was brought up. Joan Sass explained that ELS must approve all residents and does background checks on all potential residents. The problem comes when these approved residents then bring in "cronies" to live with them who are not approved and may not be individuals we would like to see in our community.

The meeting was adjourned at 2:25PM

Respectfully Submitted  
Fred Ceruti  
Recording Secretary

Joan Sass  
Secretary